

Commercial Building Consistency

Nov 7, 2017



Agenda

- Welcome, Housekeeping & Customer Service
- Reminders -
 - Schedule for Building Consistency Meetings
 - Commercial - 1st Tuesday; Residential - 1st Wednesday
 - Monthly Deadline for Submission of Items
- Training Opportunities
- Commercial Consistency Items
- Training Session -

Current Topics

Limited time only, Free 2012 NC Code Downloads Available

The Building Code Council and the NC Department of Insurance have negotiated for and achieved funding from the NC General Assembly for the offering of a free (free to the user) downloads of the 2012, 2014 and 2015 NC Building Codes. These codes are the fully downloadable and printable for a limited time courtesy of the Department of Insurance. The link to the codes is:

<https://codes.iccsafe.org/public/collections/nc>

The version has the following benefits:

- Fully Downloadable, searchable, printable
- Contains all of the Building Code Council approved amendments from 2012 – 2017 inserted directly into document
- Capable of using electronic sticky notes and highlights when downloaded.

FY 2018 Building Consistency Meetings

Commercial

- Nov 7
- Dec 5 - Product Fair
- Jan 2
- Feb 6
- Mar 6
- Apr 3
- May 1
- Jun 5

Residential

- ~~Nov 1 - cancelled~~
- Dec 6 - Product Fair
- Jan 3
- Feb 7
- Mar 7
- Apr 4
- May 2
- Jun 6

Deadline for submission of building consistency items - 3rd Wed of each Month



- Items can be submitted by email jeff.vernon@mecklenburgcountync.gov
- or online: <http://charmec.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Pages/ConsisTopicSubmit.aspx>
- or by contacting any of the Building Consistency Team members

ISO Opportunities in FY 2018

Consistency meetings for each trade:

Commercial Building - 1st Tuesday

Residential Building - 1st Wednesday

Electrical - 2nd Wednesday

Mechanical - Last Tuesday of the month

Plumbing - Last Wednesday of the month

Training Topics for Future Consistency Mtgs

UPCOMING TOPICS INCLUDE:

MEANS OF EGRESS

CALCULATING OCCUPANT LOADS

RESIDENTIAL STAIR CONSTRUCTION

FIREBLOCKING VS. DRAFTSTOPPING

ROOF TRUSS SYSTEMS

DOOR HARDWARE

SPRINKLERS

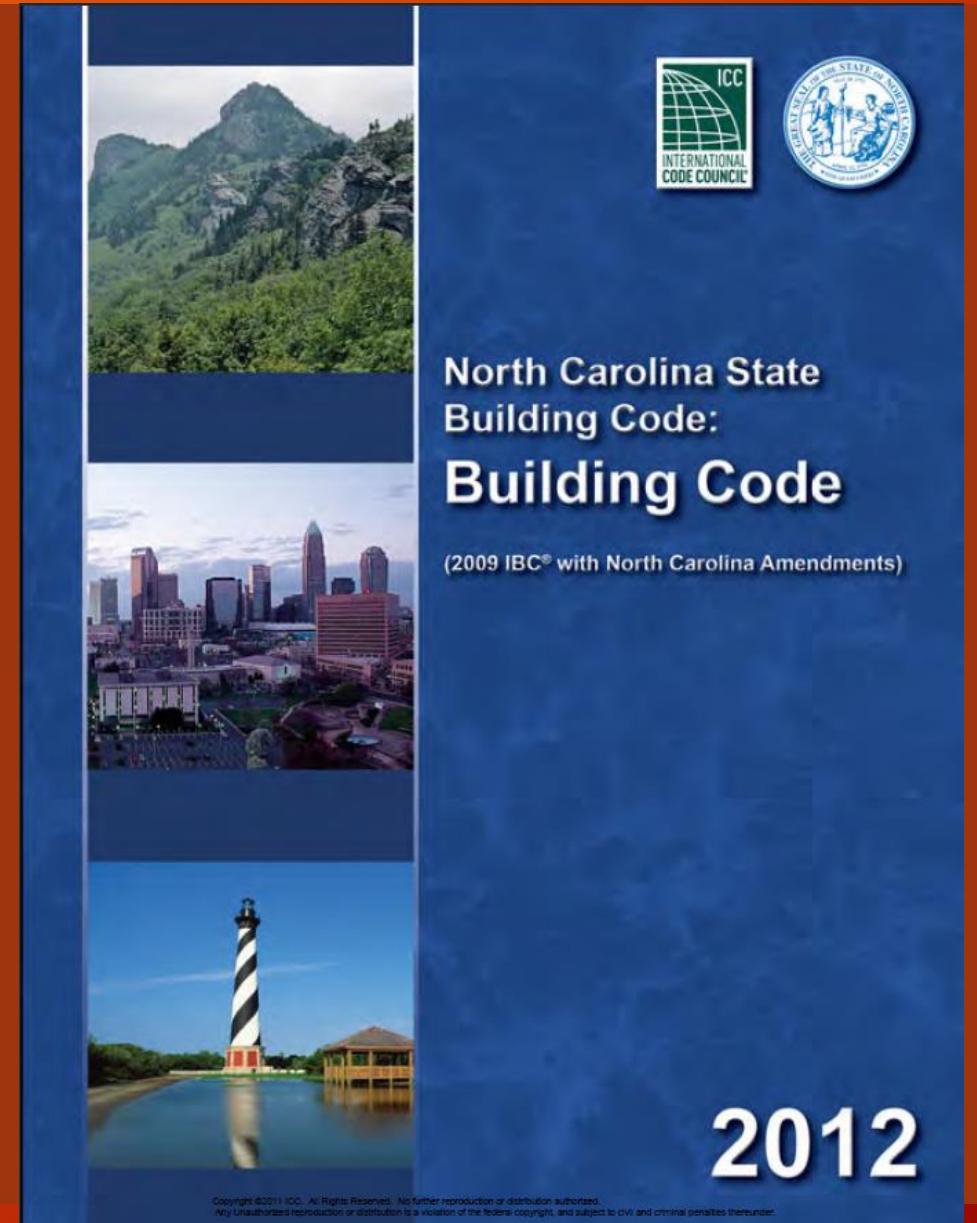
Building Code Qualification Classes - FY 18

Nov 17 - 19; Dec 1 - 3 - Level I

Feb 10 - 12; 24 & 25 - Level III

Mar 23 - 25; Apr 7 & 8 - Level II

May 4 - 6 ; 18 - 20 - Level I



Commercial Consistency

November 7, 2017

Open Items

- *Are there any Code requirements for the membrane material on a seasonal covered seating area?*

**Q: When are
sprinklers
required for
covered
outdoor
dining areas?**

**A: When they have
seating under them, are
part of the fire area
and/or part of the exit
path**

Awning –
supported
by building,
no
stanchions



NOT a canopy - this
is an enclosed space

Q: Are there any code requirements for the membrane material on a seasonal covered seating area?

**A: Yes, see the white paper at this link-
http://www.ncdoi.com/osfm/Engineering_and_Codes/Documents/whitepaper/Pliable%20Light%20Transmitting%20or%20Fabric%20Curtain%20System%20for%20Weather%20Protection%20at%20a%20Covered%20Outdoor%20Space%20May%202011_.pdf**



New Commercial Consistency Items

November 7, 2017

New Commercial Consistency Items

November
2017

Q: What are the current Energy Code requirements for Storage Bldgs?

Q: What changes are being proposed to the NC Energy Code regarding Storage Buildings?

Q: What was the final version of the proposed code change to section 903?

Q: When is a generator inside a building versus outside?

continued

New Commercial Consistency Items

November
2017

Q: Can non-FRTW be used to frame exterior walls of Type III structures?

Q: What is the permitting process for Fire Restorations?

Q: Who can I contact for help with my project / plans?

Q: What is MCCE's Consistency / Appeal process?

Q: What are some of the things plan review can do to help reduce inspection disapprovals?

Q: What are the current Energy Code requirements for Storage buildings?

A: Currently, there are 5 ways to meet NC Energy Code requirements:

- Prescriptive NCECC
- ComCheck based on NCECC
- Prescriptive ASHRAE 90.1
- ComCheck based on ASHRAE 90.1
- Total Building Performance
(Section 507 - Energy Cost Analysis)

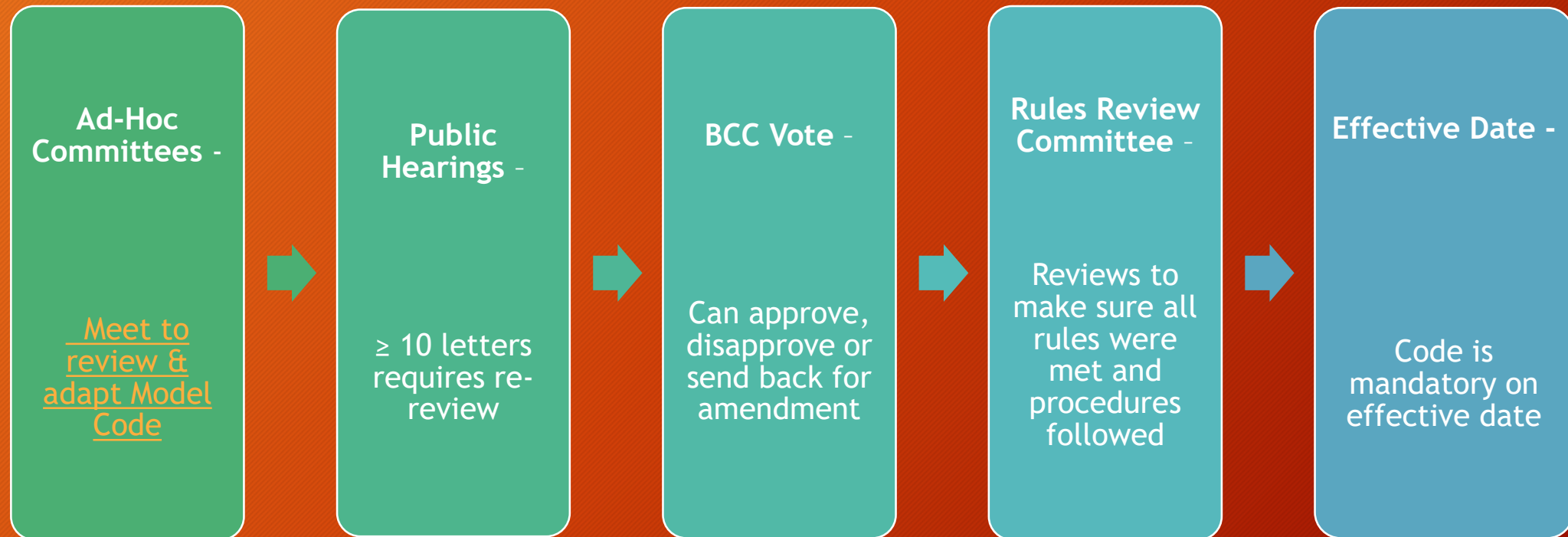
FJE Upfit
11515 Granite St.
Suite D
Charlotte, NC 28273



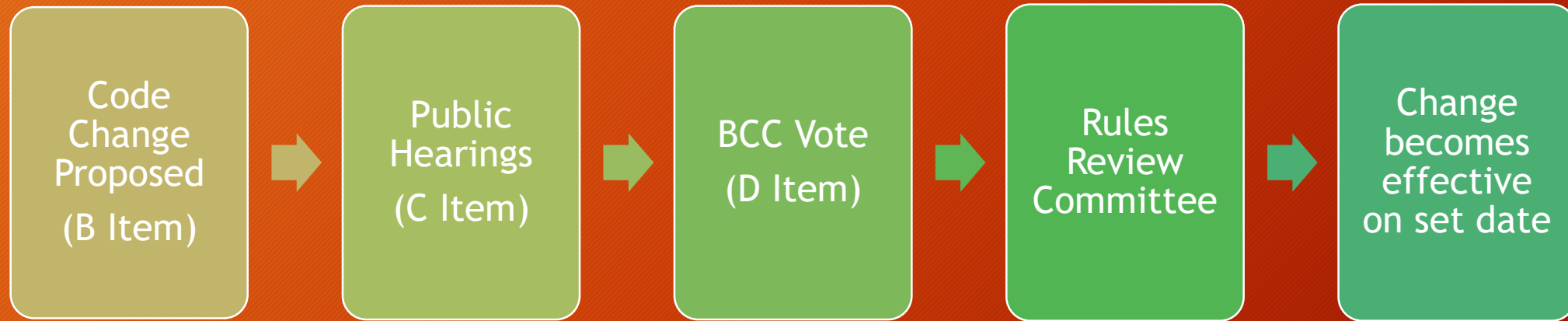
Prepared by:

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Code Change Process - New Code Cycle



Code Amendment Process



Q: What changes are being proposed to the NC Energy Code regarding Storage Buildings?

A: Based on direction from the legislature for them to amend the Energy code, the BCC held a public hearing in Sep on a proposed amendment which would exempt any structure for which the primary occupancy is F, S or U. This would apply to the entire building area. The BCC should vote on this item at their Dec meeting. If it is approved, it will then go to Rules Review which means Jan may be the earliest it can be used.

What went to Public Hearing on Sep 12, 2017:

Item C – 8 Request by the NC Building Code Council, representing the NC General Assembly, to amend the 2018 NC Energy Code, Section C101.2 as follows:

C101.2 Scope.

This code applies to *commercial buildings* and the buildings' sites and associated systems and equipment.

Exceptions:

1. Energy expended in support of *process energy* applications does not invoke energy conservation code requirements or building thermal envelope requirements unless otherwise required in specific sections of this code.
2. Per G.S. 1430138 (b18), no energy conservation code provisions shall apply to any structure for which the primary occupancy classification is Group F, S, or U pursuant to Chapter 3 of the 2018 North Carolina Building Code. This exclusion shall apply to the entire building area.

Q: What was the final version of the proposed code change to section 903?

What was proposed:

Item D – 7 Request from Daniel Priest, representing Priest Architecture, PLLC, to amend Section 901.1 from the 2018 NC Fire Prevention Code. The amendment was referred to Committee on June 13, 2017 and held until September 12, 2017, as follows:

901.1 Scope. ~~The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.~~

901.1 Scope. The provisions of the International Building Code shall specify where fire protection systems are required and shall apply to the design, installation, inspection, operation, testing of all fire protection systems. Fire protection systems shall be repaired, operated and maintained in accordance to the International Fire Code.

How it was revised:

In the Fire Code:

~~901.1 Scope. The provisions of this chapter shall specify where *fire protection systems* are required and shall apply to the design, installation, operation, testing and maintenance of all *fire protection systems*.~~

901.1 Scope. The provisions of the International Building Code shall specify where fire protection systems are required. The provisions of the International Fire Code shall determine the design, installation, inspection, operation, testing and maintenance of all fire protection systems.

In the Building Code:

~~901.1 Scope. The provisions of this chapter shall specify where *fire protection systems* are required and shall apply to the design, installation and operation of *fire protection systems*.~~

901.1 Scope. The provisions of the International Building Code shall specify where fire protection systems are required. The provisions of the International Fire Code shall determine the design, installation, inspection, operation, testing and maintenance of all fire protection systems.

A: This is the version that was approved by the BCC at their Sep 12, 2017 meeting

Q: When is a generator inside a building versus outside?

A: When there is no open sky above it and it is under the projection of the building. This one is outside of the building it serves, but it is still inside a parking deck so it's not outside. (Arrow marks proposed location of the generator)



Q: Can non-FRTW be used to frame exterior walls of Type III structures?

A: No. The NCBC requires exterior walls of Type III construction to be of non-combustible materials. The NCBC allows FRTW to be used where the rating of the exterior wall is 2 hours or less, so even if the rating is 0, the walls must be FRTW.



Q: What is the permitting process for Fire Restorations?

A: It depends on the extent of the damage. MCCE's policy can be found at this link -

[https://www.mecknc.gov/LUESA/CodeEnforcement/Tools/Publications/Documents/CTACFireProcess.](https://www.mecknc.gov/LUESA/CodeEnforcement/Tools/Publications/Documents/CTACFireProcess.pdf)

[pdf](https://www.mecknc.gov/LUESA/CodeEnforcement/Tools/Publications/Documents/CTACFireProcess.pdf) For work that progresses beyond the scope of the fire damage, the inspector can stop the work and ask for a new scoping letter and / or plans from a seal holder. Any non-code compliant items that are exposed will be addressed through the NOV process.



Q: Who can I contact for help with my project / plans?

A: In Plan Review -

- **Commercial Plan Review Team -**
TOM SMITH, Manager 980 314 3108
Michael Peterson, Sr. Plans Examiner (B) 980.314.3186
Errol Cooper Sr. Plans Examiner (E) 980.314.3178
- **CTAC/RTAC -**
CHARLES WALKER, Manager 980.314.3107
Scott Westbrook, Sr. Plans Examiner 980.314.3114

Q: Who can I contact for help with my project / plans?

A: Plan Review & Inspections (Special Teams)

- **HCD Team -**

HOWARD GRINDSTAFF, Manager 980.314.3171

Clay Goodman, Sr. Plans Examiner 980.314.3174

- **Mega Team -**

ANDY HERRING, Manager 980.722.9259

David Rains, Sr. Code Official (E) 704.309.4510

Eric Moore, Sr. Code Official (B) 980.314.3357

Q: Who can I contact for help with my project / plans?

A: Inspections -

- ***Residential Team -***

JEFF GRIFFIN, Manager 704.634.8847

Mike Kale, Sr. Inspector (E) 980.521.6757

Brandon Burgin, Sr. Inspector (B) 980.259.9200

Dave Barrett, Sr. Inspector (P&M) 980.722.0259

- ***Commercial Team -***

STEVE PEARSON, Manager 980.314.3062

Bob Hartman, Sr. Inspector (E) 980.722.3618

Andy DeMaury, Sr. Inspector (M&P) 704.200.5595

Allen Croom, Sr. Inspector (B) 980 297 5839

Q: What is MCCE's Consistency / Appeal process?

A: Summarized steps for “gray area” -

1. Plan Reviewer or Inspector discusses with peers to find code based solution.
2. If no solution is found or if they cannot agree, take it to supervisor
3. Supervisor can pull in CA if needed.
4. CA makes interpretation / ruling and shares it with staff
 1. Interpretation / ruling should be presented in the next scheduled consistency meeting
 2. If an interpretation is made, it should be posted to the website.
5. CA's decision can be appealed to the Director of Code Enforcement.
6. Director's decision can be appealed to NC Dept Of Insurance (NCDOI)
7. NCDOI's decision can be appealed to Building Code Council (BCC)
8. BCC's decision can be appealed to Superior Court.

Link -

<https://www.mecknc.gov/LUESA/CodeEnforcement/Tools/CodeInterpretations/Pages/Appeal%20Process.aspx>

Q: What are some of the things plan review can do to help reduce inspection disapprovals?

A:





Questions?

Training Topic:

Chapter 18
Soils & Foundations